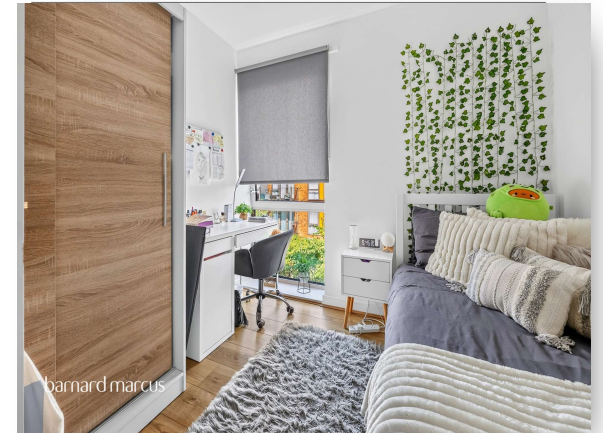
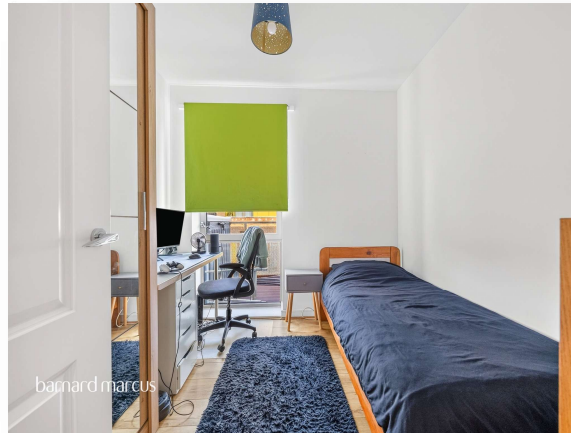
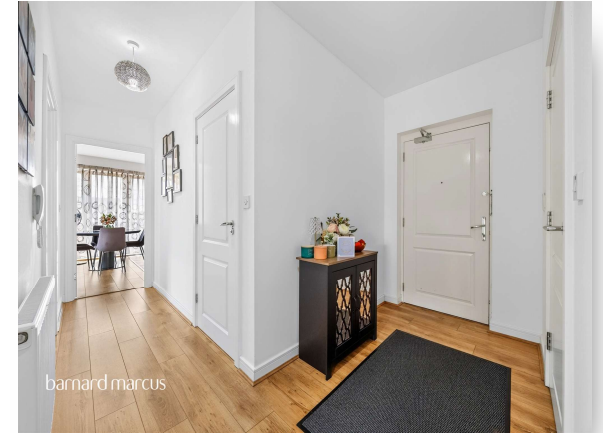


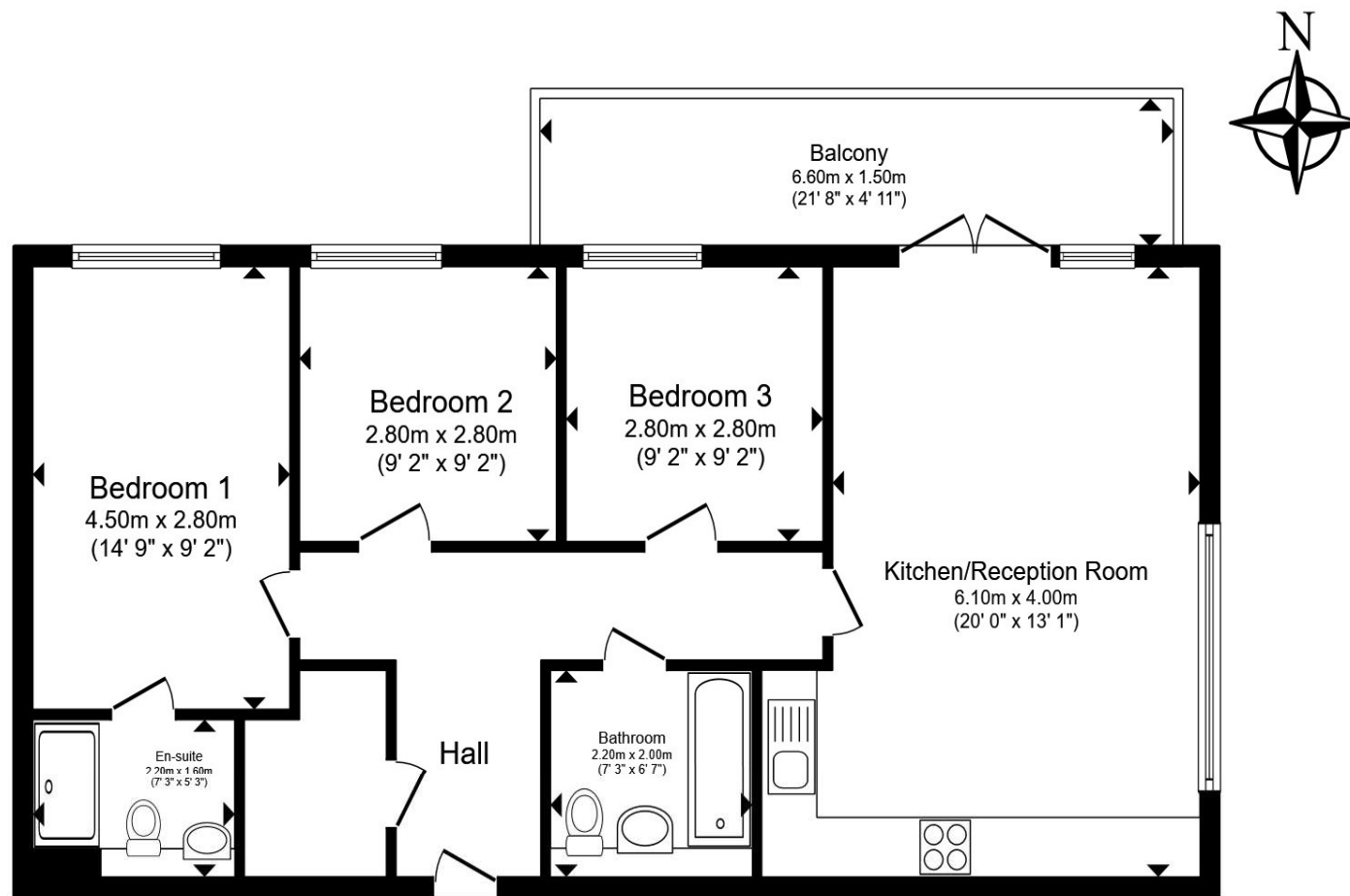


**Nihill Place, Croydon CR0 6FT**

**welcome to**  
**Nihill Place, Croydon**

**\*\*Property can also be purchased at the 25% share\*\*** - A beautiful condition high end 3 bedroom 2 bathroom apartment conveniently located for commuting on a quiet development.





**Total floor area 78.7 m<sup>2</sup> (848 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



This exceptional 3 bedroom apartment at Nihill Place offers a rare combination of luxury, space and convenience.

The impressive dual aspect living area is flooded with natural light and provides generous space for both lounge and dining furniture, creating the perfect setting for relaxing or entertaining. The sleek contemporary kitchen is equally impressive, featuring integrated appliances, a gas hob and ample worktop space. From the living area, step out onto the spacious private balcony, an ideal spot for morning coffee, al fresco dining or unwinding on a summer evening.

The principal bedroom is a superb size, boasting floor to ceiling windows and a beautifully appointed en-suite shower room. Bedrooms two and three are also well proportioned, benefiting from the same expansive windows, ensuring a bright and airy feel throughout the apartment. A modern family bathroom with stylish neutral tiling serves the additional bedrooms, while a large hallway storage cupboard provides excellent practicality.

The development is quiet and well maintained. Perfectly positioned just a short stroll from Addiscombe High Street's selection of shops, cafés and everyday amenities, and within walking distance of East Croydon Station, this home offers an enviable balance of tranquillity and connectivity.

A rare opportunity to acquire a truly stunning high-end apartment in one of Croydon's most convenient locations.

**welcome to**

## **Nihill Place, Croydon**

- Balcony
- 2 Bathrooms
- 3 Bedrooms
- Integrated Kitchen
- Floor to Ceiling Windows
- Walking Distance to East Croydon Station
- Close to Addiscombe High Street

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 661.68

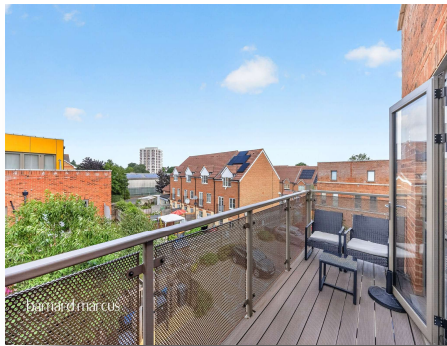
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2017.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

# **£400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY113664](https://barnardmarcus.co.uk/Property/CRY113664)



Property Ref:  
CRY113664 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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